

MINUTES

Village of Westmont
Regular Meeting
Economic Development Committee
March 2, 2016, 9:00 am

Westmont Village Hall Executive Session Room
31 West Quincy Street, Westmont, IL

1. Call to Order

Chairman Addington called the meeting to order at 9:00 am.

2. Roll Call

Jim Addington, Chairman-present
Ron Gunter, Mayor - present
Bruce Barker, Trustee - absent
Harold Barry, Trustee - absent
Bob Scott, Resident Representative - present
Nancy Martens, Citizen Representative - present
Virginia Szymiski, Village Clerk - absent
Corinne Beller, Citizen Representative - present
Kevin Carey, School Representative - present
Frank Brady, Business/Resident Representative - present
Larry Forssberg, Chamber Executive Director - present
Bill Kalafut, Business/Resident Representative - absent
Larry Kaufman, Director of Fire Prevention Bureau - absent
Steve May, Village Manager - present
Gregg Pill, Business/Resident Representative - present
Bob Fleck, Landscape Architect - present
Thomas Mulhearn, Police Chief - present
Dave Weiss, Fire Chief- present
Jill Ziegler, Community Development Director - present
Larry McIntyre, Communications Director - absent
Steve Riley, Deputy Chief - present
Mike Ramsey, Acting Public Works Director - absent
Joe Hennerfeind, Planner II - present
Nick Weinert, Building Commissioner - absent
Rose Gross, Administrative Assistant -present
Mary Slattery, Administrative Assistant - present

Residents in attendance:

Greg Butler - HOA Representative, Residences of Oak Brook Hills

Joe Hicks - with Ty Inc.

Pamela Casey - Homeowner - Residences of Oak Brook Hills

Dennis Casey - Homeowner - Residences of Oak Brook Hills

3. Pledge of Allegiance**4. Minutes**

The minutes from the February 3, 2016 meeting were reviewed. A motion was made by Larry Forssberg and seconded by Bob Scott to approve the minutes.

5. Old Business updates**A. Midway Autohaus Group - Used auto sales - 311 East Ogden Ave.**

Goes before the Village Board tomorrow night. Had a 2 - 3 negative vote at Planning & Zoning. Possibly another developer for that property.

B. Mixed use building - 233 North Cass Ave.

Currently the owner is determining the cost for the project, it is on hold for now.

Chairman Addington asked about Max Sushi Blues - Investor did not work. He is currently looking at other investors.

6. New Business

Before the presentation for Oak Brook Hills Redevelopment Project, Chairman Addington gave an overview of the Economic Development Committee and its purpose as a strictly advisory committee.

A. Oak Brook Hills redevelopment Project

Mr. Peter Dumon started the presentation for the Oak Brook Hills redevelopment project. This project consists of two parts a seven (7) story apartment building and a Natatorium. Mr. Dumon gave a short background of The Hart Group acquiring this property. In April of 2014 The Hart Group acquired the property. Since then they have initiated a three (3) phase renovation project. Phase one (1) is completed, this was lobby renovations. Phase two (2) and three (3) are in process. Some of the changes in these two phases consist of relocating the restaurant, adding a wood pizza oven, bar area, remodeling the rooms. It is also in discussion to redo the golf course. When this renovation occurs the golf course will have to be closed for one year. 2017 is the goal for this renovation. Currently there is a long term lease on the Golf Course, which is 18 acres.

It was realized that it is rare for the parking lot to be completely full. Most of the time the auxiliary lot is barricaded off. This portion of the property is under utilized.

Mr. Dumon introduced MaryAnn Kaufman whom, with her husband Mark, founded Athletico, to discuss the Natatorium. This facility will be a world class facility. There is nothing like it in the State of Illinois. The nicest pool in the area is located at Indiana State University, and also Purdue University, but these are Colleges. It is planned to have many programs during the day for both children and adults, with classes at night as well. Currently Illinois State meets are held in Wisconsin, this facility would allow these to be held in Illinois. Looking to hold ISHA meets, which are currently being held in Texas. Having these meets here will be a benefit for the Hotel and Westmont, a large meet could sell out the hotel. This pool is something the entire community can use. The meets would be on Saturdays. The Park District can hold classes here as well. A resident would sign up thru the Park District.

Mr. Dumon made a presentation for the Apartment Building. The apartment building will have 350 units, with the parking deck inside the building. This design is referred to as a "Texas Wrap" style of parking deck, where the apartments wrap around the parking deck. There will be 700 parking spaces. The residents will park on the same floor that they live on. Retail stores, as well as a common area will be on the first floor. This way the residents won't be looking out directly into a parking lot. One possible store is a Starbucks. With this change, the number of units may change. There will be three (3) different size apartments. Studio, approx 600 sq. ft, 1 bedroom 750-900 sq. ft., 2 bedroom 1050 - 1200 sq. ft. These will be luxury apartments, \$2.50 sq. foot. There will be little impact on the schools, as these apartments are designed for people without children.

Questions/Comments

Greg Butler - Thank you to Jill Ziegler for reaching out to the community. Thank you to Peter Dumon for being upfront on this project. Several weeks ago the residents were invited to a preview meeting where they were able to view the plans for this project and could ask questions. A special meeting was held last night with the residents of the subdivision. The largest concern of the current residents, most of which are retired, is the possible decline of property values. Most of the residents bought a house in the subdivision because of the nature of the property, with the golf course. The residents have no issues with the hotel, and are excited about the changes that are being made to the hotel. Issues that the residents have with the property pre-date The Hart Group acquiring the property. The residents are surprised with the scope of this project, particularly the apartment building and the height of it. Another concern is the security of the subdivision, and the possibility of people walking thru the subdivision, and quality of life. There is concern that this project will be too much for the area, parking and traffic mainly with the Natatorium.

Pamela & Dennis Casey - Resident at 10 Willowcrest Drive - Main concern is the shared driveway with the hotel and the amount of traffic with the new projects, and the noise level. Another concern is safety gates are open all day with no guard on duty. Anyone can go into

subdivision. Property values going down, taxes are going up. Will traffic studies be done? Who will manage the apartment building once completed? The Hart Group will manage.

Joe Hicks - is with Ty Inc. - Likes the idea of the Natatorium, believes it will compliment the hotel. Daughter is a swimmer, it will be nice having something more local. Too soon to pass judgement on the apartment building, but has concerns with the apartments, seems ambitious for the number of units being suggested. Has concerns with the density of the area. Inquired about any variances that will be needed. Believes it to be a great concept.

Peter Dumon - They plan to heavily landscape the entire north curb area by the Natatorium. The Hart Group will take on the cost of making improvements to the gate/entrance to the subdivision. Fully understands security concerns. Acknowledged the noise issues with the tent on the south end of the hotel, and improvements that have been made, but there's still room for improvement. The Hart Group plans to put up a permanent building instead of the tent that will cut down on the noise from Weddings. Acknowledged that the tennis courts are in disrepair, did not realize until recently how bad they were. Will be working on a resolution for that. A professional traffic & parking study will be done as part of the submittal for planning and zoning. Regarding the parking for the apartment building. As part of changes for the Hotel, three (3) new Mercedes vans were bought and are planned to be used for the apartments as well. A shuttle service to Downtown Westmont, train depot will be offered. Also if someone wants to go to dinner and a movie, they can also do that thru this shuttle service. Planning on offering this service until 1 am. A car share program/service with Enterprise or Zipcar may be offered as well. With these services and Uber/Lyft, thinking the number of cars may shrink.

Dennis Casey - What is the stadium seating for the Natatorium? Height? Trees at entrance.

MaryAnn Kaufman - Seating to be between 1,200 & 1,400. Height 30-35' high.

Peter Dumon - Some trees are in good condition and will be kept. Others will be replaced with mature trees. An LED light canopy signage, also low level landscaping lights along the drive to be added.

Pamela Casey - Pool - Concern about chlorine odor.

MaryAnn Kaufman - This pool will have a filter system alongside to make sure the Chlorine odor is filtered. There will not be any odor on the exterior of the building.

Jill Ziegler - Large change for the property, have had questions regarding density, height, proximity to neighbors to the east, as well as traffic and parking. Currently apartments are not allowed in B - 3 zoning. Staff will bring a text amendment to the Plan Commission next week. This will require a special use and a public hearing. Possible date of April 13th, then

goes to the board. The Natatorium needs to be researched for size and parking needs. Staff will be looking into parking availability and needs of apartment building. Can it be supported.

Chief Mulhearn - Regarding noise levels in the tent that is used for weddings. Currently there are no issues, but could be in April/May when the weather breaks and there are outside weddings. Not concerned about any noise issues with the proposed Natatorium or the apartment building.

Chief Weiss - Concerns regarding accessibility for apartment building with fire apparatus.

Greg Pill - Suggested that the development plan be superimposed onto the google map of the area so that it is a more direct visual of the property. The Natatorium will be a great asset to the Hotel and to the Village. Fits in with the Village's comprehensive plan. Concerned that the apartment building will be adding too much multi-family housing to the Village. Have you considered condos? With the parking deck in the middle of the apartments, how will it be vented? Guest parking for the apartments?

Bob Scott - How is the golf course doing? Will any of that property be used?

Larry Forssberg - When met with owner before purchase, pleased to hear that the property was going to be further developed. Address concerns regarding overall property. Parking studies need to be done. Comprehensive plan discusses multi-family housing in the Village.

Corrine Beller - Accessibility? Any possibility of adding an additional road for easier access, both for residents and the fire department.

Chairman Addington - requested a further explanation of the "Texas wrap" concept.

Rick Fawell - Architect - This is a pre-cast garage. The corridor wraps around the garage, and that corridor takes you to the apartment units. Each level will have 50 units. The first floor will consist of a lobby, game room, fitness center, pool. Residents will drive into an assigned spot, which will be on the same level as their apartment. Garage will be open air.

Peter Dumon - Addressed snow removal issues. Employees of the golf course take care of snow removal. Condos were looked into, but not a possibility. Working with a local broker, the absorption level is not close considering the cost of the units.

The only possibility for another drive would be thru the Golf Course, and he does not want to cut thru the golf course. Golf course is doing OK, it needs improvement. Four (4) million should be spent to re-do the course. The bunkers should be high so water runs out, currently the bunkers are low and are a mess to maintain. Two (2) Golf simulators added to bar area inside.

Chairman Addington - Is this being built to someday be changed to Condos?

Mr. Dumon - Not really, but could happen. Depends on the market. In ten to twelve years, possibility.

Nancy Martens - Concerned about parking, worked at the Oak Brook Hills resort in 1987. Anxious to hear about the changes.

Gregg Pill commented on the main parking having decrease, with the addition of these two buildings where parking was. Where will guests of residents in the apartments park?

Mr. Dumon - There is closer to 1,000 spots available on surface. The garage is being overbuilt will have 1,250 parking spots. A parking analysis/parking study will be done. Part of this ultimately would be to go to valet only. There will be some guest parking, for guests of apartment residents, in the parking garage.

Frank Brady - Suggested that the Hart Group work closely with the neighbors

Mr. Dumon - Spoke of changes with the golf carts, they would be below grade. Additional landscaping. Noise level - changes will be made for the weddings that are in the tent. Eventually the tent will be a regular structure. This will help keep the noise down. The weddings in the ballroom are actually quieter than those in the tent. Another change would be the time the music should stop. Change the time on the contracts from Midnight, to something earlier so the wedding is over by midnight. Would like to give homeowners information that a wedding will be held on a specific date and time, with a phone number. Text if there are issues.

Chairman Addington - Detention - all on the golf course.

Manager May - Stormwater management study has to be done. Modification to current levels Vs. what the county requires now.

Signage is a concern. Currently there are signs for the Hotel, Golf Course & Residences of Oak Brook Hills. The current signage will be utilized. No plan to increase the size of the signs.

Several things need to be worked on: parking is the largest concern. Privacy and security for the homeowners in the Residences of Oak Brook Hills.

Vote - Larry Forssberg made the motion to approve, Bob Scott seconded. All in favor - yes.

7. Other information

Update from Larry Forssberg -

About to launch a radio ad campaign to promote Westmont.

Bria - Phenomenal job with the addition and remodel. Therapy pool, workout room/tv room. State of the art facility. Encourage committee members to stop and take a tour to see all the work that was done.

Mariano's to open week of March 14th.

Acura - remodel is moving along

Every month there will be a review of a Westmont Restaurant in the Suburban Life. This month is Amber. Launching next week a campaign to vote for your favorite Westmont Restaurant. This will be for three weeks.

A job fair will be held at People's Resource Center. Many local businesses need help. This will be in April.

8. Adjourn

A motion was made by Nancy Martens, and seconded by Frank Brady. Meeting was adjourned at 11 am.